

Magnolia Lakes Development HOA

Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
February 12, 2013

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:02 p.m.

ROLL CALL:

Present: Charlotte Rose, Marty Cook, Nick Fiorello and Bill Cook.

Steve Cotellesse and Peter Hartshorne were absent. A quorum was established.

Also present was Mark Jackson from SCPM.

Peter posted notice on the bulletin board on February 5, 2013.

APPROVAL OF MEETING MINUTES:

Marty made a motion to accept the BOD Meeting Minutes from January 8, 2013. Seconded by Nick and the motion was approved unanimously.

TREASURER'S REPORT:

Steve provided a Treasurer's report as of January 31, 2013:

Operating Account \$73,748.44

Reserve Account \$5,885.02

Reserve CD at Bank of America \$11,057.15

Reserve MM at BB&T \$34,681.34

Total Funds \$125,371.95

January Expenses were \$3,691.91

January Deposits were \$23,437.50

ARC:

There were 7 applications reviewed, 4 were recommended for approval:

1212 WOC – Driveway stain – Bombay – only the driveway

1125 WOC – Remove two trees and replace with palms

1212 WOC – Ext. paint

1320 Berryhill – Replace existing pool scree enclosure due to damage

These 3 were not approved as submitted:

1380 Berryhill – Driveway and sidewalk stain – Bombay – only the driveway was approved, not the sidewalk. Job already complete.

1111 WOC – Driveway and sidewalk re-stain due to wear – Bombay – only the driveway was approved, not the sidewalk. This is a re-stain over existing / worn Bombay stain.

1370 Berryhill – Remove trees from front yard. Not approved until the owner submits what kind and how many replacement trees.

After discussion, Nick made a motion to approve the ARC recommendations. Bill seconded. All were in favor.

Bill made a motion to standardize that “Bombay” stain is the only approved driveway stain color. Marty seconded. All in favor.

GROUNDS AND LAKES: Charlotte reported that the front notice board was damaged from the holiday decorations and had to be repaired.

NEWSLETTER: Bill reported that the latest edition had been distributed.

POOL: No report

WEBSITE: Nick reported that there were 3,356 page requests in January and so far 975 page requests for February.

SCPM MANAGERS REPORT:

Since our last meeting:

We did drives on 1/10, 1/25 & 2/5.

Opened 8 new cases.

Closed 8 cases.

Sent 5 second/ third / fourth letters

There are currently 6 cases open in the community.

There are lots of mailboxes / light post and driveways that need attention.

A copy of the last drive report is in your packets.

Collections:

1208 WOC was foreclosed and taken over by the bank.

Unfortunately we were not able to collect any past dues monies.

The reasons given by the attorney are listed in your packet.

We have billed the bank for 2013.

Annual dues notices were sent to all owners on 12/5/2012.

Late notices were sent to 44 owners on February 4th.

As of Friday, there were 36 owners delinquent.

The list is in your packet.

December 2012 Financials are in your packets

I have been getting bids for the pool deck landscape beds.

I need to make sure they match in Scope of Work. Tabled until next meeting.

Paradise will remove all the plant material and mulch from the 3 beds for \$225.00.

OLD BUSINESS:

1. Light posts – Harold from the ARC Committee researched, submitted and recommended some replacement posts and lights that had been reviewed by the Committee. The goal is to offer the Community the option to replace their fixtures with ones that closely match the original in color, type and design. Multi-head light posts are not acceptable. Bill made a motion to accept the recommendations. Marty seconded. All were in favor.

2. Mailboxes / posts – The Committee will research some replacement mailboxes / posts and present recommendations at the next meeting.

NEW BUSINESS:

None

ADJOURNMENT:

Bill motioned to adjourn, seconded by Marty. The meeting adjourned at 8:20 p.m.

The next meeting is scheduled for March 12, 2013.

Respectfully submitted,
Mark Jackson, SCPM